



July 30, 2020

Town of Wellesley
Design Review Board
525 Washington St., Lower Level
Wellesley, MA 02482

Via: FedEx and Email to dmccauley@wellesleyma.gov
and mgrant@wellesleyma.gov

Reference: Design Review
FKC-Wellesley Facility Parking Alterations
981 Worcester Street
Wellesley, Massachusetts
B+T Project No. 3216.00

To Whom it May Concern:

On behalf of the Applicant, Fresenius Medical Care North America, Beals and Thomas, Inc. respectfully submits the enclosed Application and Plans for review by the Design Review Board. The Project consists of a minor construction project and includes minor alterations to the existing building and parking areas associated with the FKC-Wellesley Facility located at 981 Worcester Street in Wellesley, Massachusetts.

The Applicant proposes to enhance accessibility for visitors associated with the new building tenants by upgrading the access to the existing building to include additional entranceways and access ramps to both the north and south sides of the building. Alterations include installing new entranceways to the building and associated access ramps, removing and relocating curbing and landscaping islands, and restriping of the parking area to accommodate the building access changes. The proposed Project has been designed to meet the requirements set forth by the Wellesley Zoning Bylaw. According to Section 21 of the Bylaw, the approximately 12,960 square foot building is required to have 87 parking spaces. The existing parking area contains 101 striped spaces; however, there are three spaces located at the northeast area of the site which do not meet the required length of a parking space. The reconfiguration of the parking spaces as a result of the new entrances will eliminate these undersized spaces and result in a total of 96 parking spaces. Of the 96 parking spaces, 29 spaces will be compact spaces at 7.5' wide versus 8.5' wide for standard size parking spaces. Additionally, a new generator will be installed at the rear of the building which will be enclosed by fencing and will not be visible from Worcester Street (Route 9).



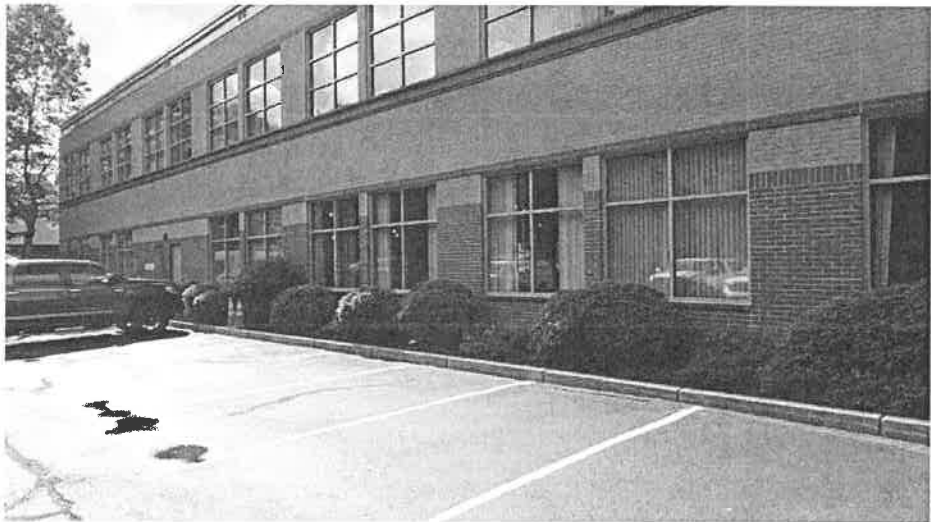
View of the southern side of the building.



View of the southern side of the building where a new building entrance is proposed.



View of the northern side of the building.



View of the northern side of the building where a new building entrance is proposed.

The Project does not propose to install any new impervious surfaces that would require additional stormwater management or expand the parking area.

Town of Wellesley
Design Review Board
July 30, 2020
Page 4

Should you have any questions regarding this matter or require additional information, please contact us at (508) 366-0560. We thank you for your attention to this Application and look forward to discussing with the Board on August 12, 2020.

Very truly yours,

BEALS AND THOMAS, INC.



David J. LaPointe, RLA, LEED AP
Principal

Attachments: Application for Design Review
\$150.00 Check made payable to the Town of Wellesley
Site Plans
Building Elevation

DJL/CEB/---/321600LT001



TOWN OF WELLESLEY
DESIGN REVIEW BOARD
APPLICATION FOR DESIGN REVIEW

WELLESLEY DESIGN REVIEW BOARD

525 Washington Street • Wellesley, MA 02482
781-431-1019 ext. 2232 • Fax 781-237-6495

application submission date: July 30, 2020

Part A. 981 Worcester Street Wellesley, Massachusetts
1. Address of Project

2. Type of Project: ☐ PSI ☐ Major ☒ Minor ☐ Antenna: By Right ☐ Antenna: Special Permit

Part B. I hereby certify that the information on this application is correct and understand that all applications are subject to conformance with the Town of Wellesley Zoning Bylaw and review by the Wellesley Design Review Board.

Name of Property Owner/Applicant Fresenius Medical Care North America c/o George L. Archambeault III
660 Thacher Street, Unit 4
Address Attleboro, MA 02703 Phone (774) 331-1594 Email george.archambeault@fmc-na.com

Signature George L Archambeault
Digitally signed by George L. Archambeault
DN: cn=George L. Archambeault, o=Fresenius Medical Care North America, email=george.archambeault@fmc-na.com, c=US
Date: 2020.07.30 14:23:54-0400

Name of Agent for Applicant Beals and Thomas, Inc. c/o David J. LaPointe
Address 144 Turnpike Road Southborough, MA 01772 Phone (508) 366-0560 Email dlapointe@bealsandthomas.com

Signature David J. LaPointe

Part C. The following materials are required on file to make the application complete and before a review date is set.

For all projects (9 sets):

Written description of proposed change.
Written description of materials exposed to view.
Color photographs of the existing building and adjacent buildings.
Scaled elevation drawings (see details below).
Landscape and grading plan showing all improvements
Plan showing outdoor lighting & signage.

Major Construction & PSI should also include:

Scaled site plan.
A three-dimensional model of the project.

Scaled site plans should show the following:

Existing and proposed boundary lines including lot dimensions and area.
Location of all existing and proposed structures.

Location of existing and proposed driveways, parking areas, handicapped ramps & all site improvements.
Location of zone lines and existing zoning district.
Layout of all parking spaces, including dimensions, total number (standard, compact, & handicapped).
Location of all open space including existing and proposed landscaped areas (show all major trees including street trees).
Details of landscaping indicating the types and size of trees and shrubs to be planted.

Scaled elevation drawings should show the following:

Details of major architectural elements.
Samples of materials to be used.
Dimensions of building/addition (height, width, and length).
Any mechanical equipment on roof.

Required application fee is \$150 for minor construction and by-right antenna projects and \$300 for major construction, PSI, and special permit antenna projects. All checks made payable to "Town of Wellesley."

Part D. To be completed by Design Review Board staff.

Comments
DRB -- Hearing Date

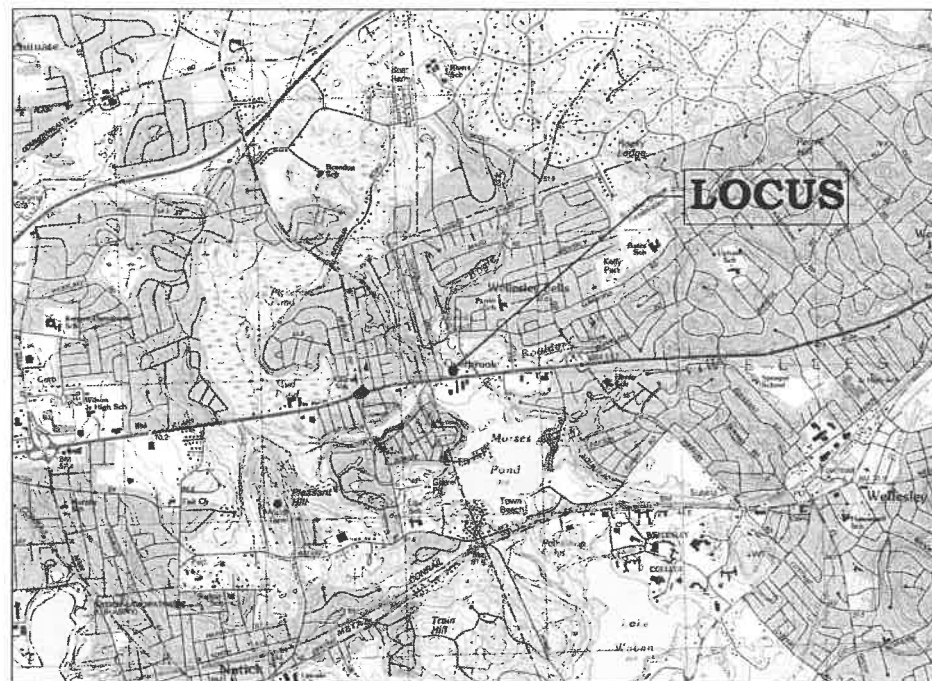
981 WORCESTER STREET IN WELLESLEY, MASSACHUSETTS (Norfolk County)

CLIENT

Christopher Kidd and Associates, LLC.
N48W16550 Lisbon Road
Menomonee, Wisconsin 53051-6630

CIVIL ENGINEER/SURVEYOR/ LANDSCAPE ARCHITECT

Beals and Thomas, Inc.
Reservoir Corporate Center
144 Turnpike Road
Southborough, Massachusetts 01772



Locus Map
Scale: 1" = 2083'



SHEET INDEX

	Cover Sheet
C1.1	Notes, References and Legend Sheet
C2.1	Site Preparation Plan
C3.1	Site Plan
C4.1	Site Details

Permit Plan Set - July 28, 2020

Job No.: 3216.00
Plan No.: 321600P001A-001
Sheet 1 of 5

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND ARCHITECT AS REQUIRED.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
3. LIMIT OF WORK SHALL BE EROSION CONTROL BARRIERS, LIMIT OF GRADING AND SITE PROPERTY LINES AND/OR AS INDICATED ON DRAWINGS.
4. PORTIONS OF THE ROADWAY, SIDEWALK AND ROADSIDE AREA DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR CONDITIONS PRIOR TO DISTURBANCE.
5. CONTRACTOR TO VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.
6. ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
7. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
8. EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
9. FOR DRAWING LEGIBILITY, ALL EXISTING TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON ALL DRAWINGS. REFER TO ALL REFERENCED DRAWINGS AND OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.
10. ALL EXCAVATORS OR CONTRACTORS MUST REFER TO 520 CMR 14.00 TO OBTAIN A TRENCH PERMIT PRIOR TO ANY CONSTRUCTION RELATED TRENCHES ON SITE.

EROSION CONTROL AND SEDIMENTATION NOTES

1. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING ENTIRE CONSTRUCTION PERIOD.
2. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
3. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
4. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF SITE.
5. PROVIDE CRIBBING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION.
6. SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT.
7. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
8. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
9. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION CONTROL BARRIERS ARE INTACT.
10. CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY OWNER.
11. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.
12. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE WETLANDS.

LAYOUT AND MATERIALS NOTES

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION.
3. DIMENSIONS OF PARKING SPACES AND DRIVEWAYS ARE FROM FACE OF CURB TO FACE OF CURB.
4. DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING TO FACE OF CURB. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL STAKE OUT BUILDING FROM THE LATEST ARCHITECTURAL DRAWINGS.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAIL CONTIGUOUS TO THE BUILDING, LIGHTING, ENTRANCE PATIO, DOORWAY PADS, LOADING DOCK DETAILS, ETC.
7. ACCESSIBLE RAMPS SHALL BE PER MASSACHUSETTS STATE CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES (WHICHEVER IS MORE STRINGENT).
8. EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN SIX (6) FEET IN HEIGHT LOCATED AT THE FACE OF THE CURBLINE. THE SIGN SHALL CONTAIN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AS DESCRIBED IN THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-336, (SEE DETAIL).
9. PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING PROPERTIES DURING CONSTRUCTION ACTIVITIES.

GRADING, DRAINAGE AND UTILITY NOTES

1. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES, ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE.
2. ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS DATED AUGUST 2020 PREPARED FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
3. ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS OR SPECIFICATIONS OF THE TOWN OF WELLESLEY DPW.
4. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.
5. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.
6. ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND SANITARY SEWER MANHOLES ARE APPROXIMATE.
7. INSTALL ALL UTILITIES (INCLUDING CONCRETE PADS) PER UTILITY COMPANY AND DPW STANDARDS.
8. AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS SHOWN ON THE PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS.
9. CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION.
10. WETLANDS ARE TO REMAIN UNDISTURBED. NO ENCRoACHMENT PERMITTED.
11. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
12. STOCKPILED TOPSOIL SHALL BE PLACED NEATLY IN AN AREA INDICATED BY THE OWNER.
13. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
14. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.

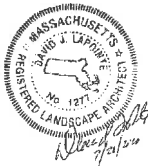
LEGEND AND ABBREVIATIONS

EXISTING	PROPOSED	EXISTING	PROPOSED

PREPARED FOR:

**CHRISTOPHER
KIDD &
ASSOCIATES,
LLC.**

N48W16550 LISBON ROAD
MENOMONEE FALLS, WISCONSIN



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BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
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BEALS AND THOMAS, INC.
Reservoir Corporate Center
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Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

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PROJECT:

**981 WORCESTER
STREET**

WELLESLEY, MASSACHUSETTS
(NORFOLK COUNTY)

SCALE: N/A DATE: JULY 28, 2020

**NOTES, REFERENCES
AND LEGEND**

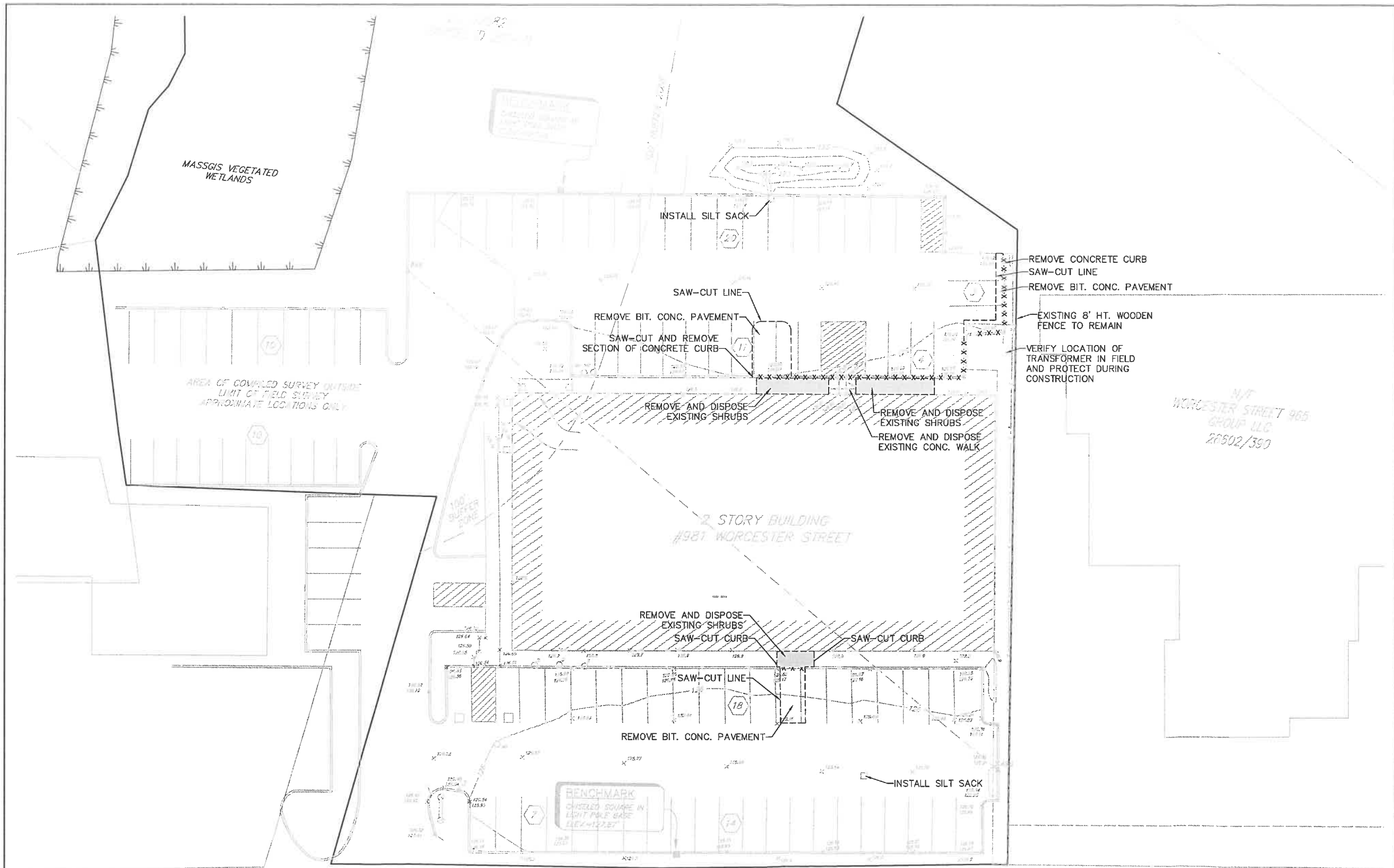
B+T JOB NO.3216.00

B+T PLAN NO.
321600P001A-002

C1.1

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.



WORCESTER STREET (ROUTE 9)

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.1.

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PREPARED FOR:

CHRISTOPHER KIDD & ASSOCIATES, LLC.

N48W16550 LISBON ROAD
MENOMONEE FALLS, WISCONSIN



NOT ISSUED FOR CONSTRUCTION

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(NORFOLK COUNTY)

SCALE: 1" = 15' DATE: JULY 28, 2020

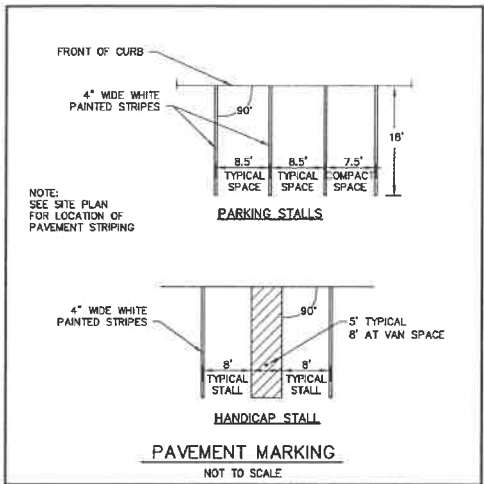
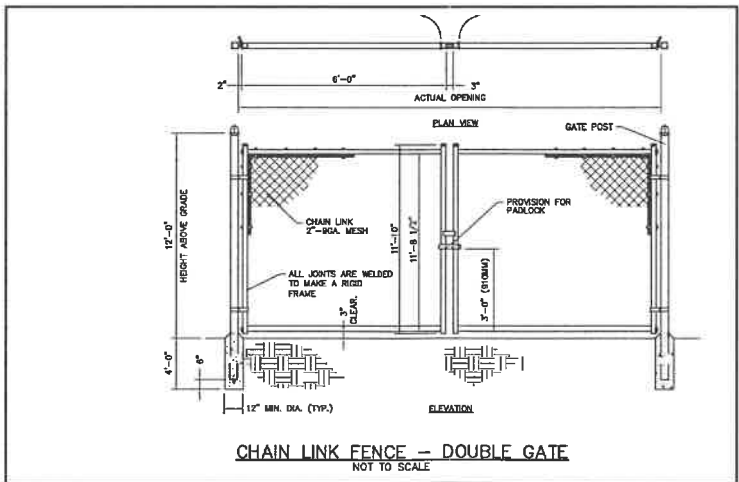
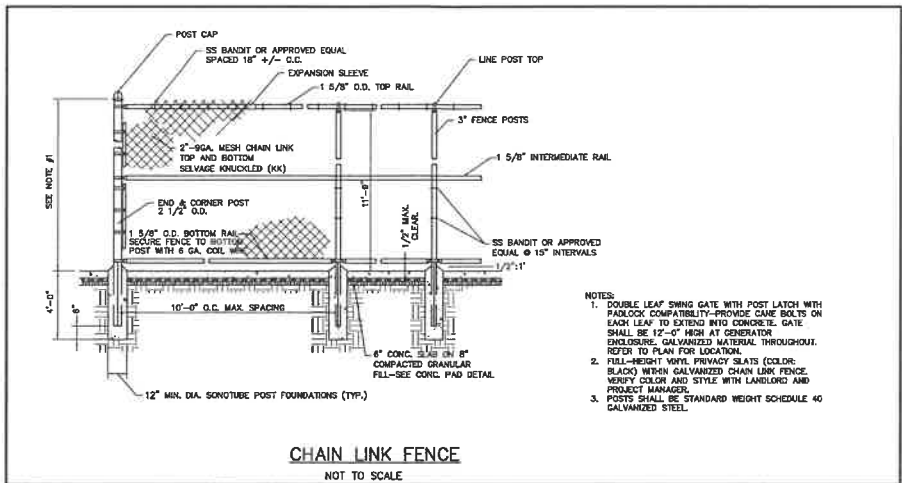
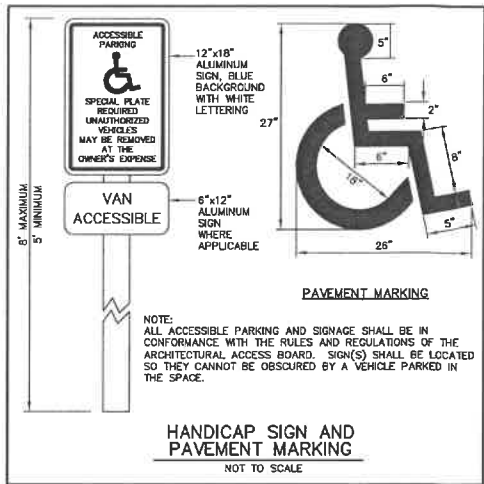
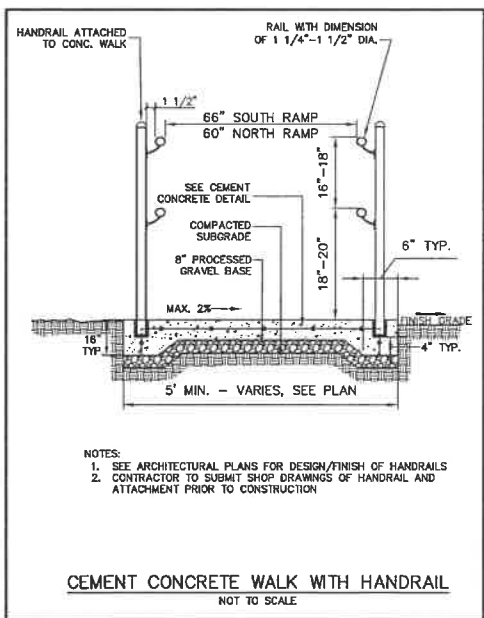
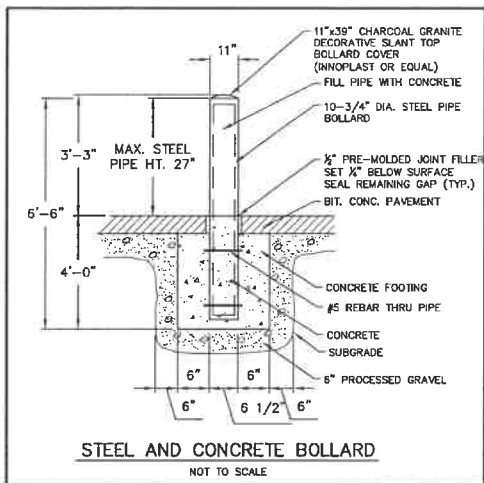
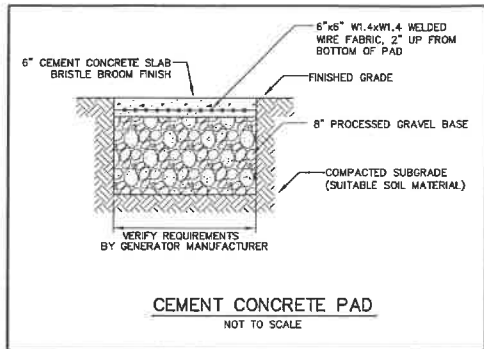
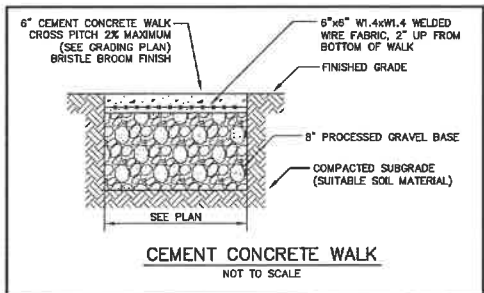
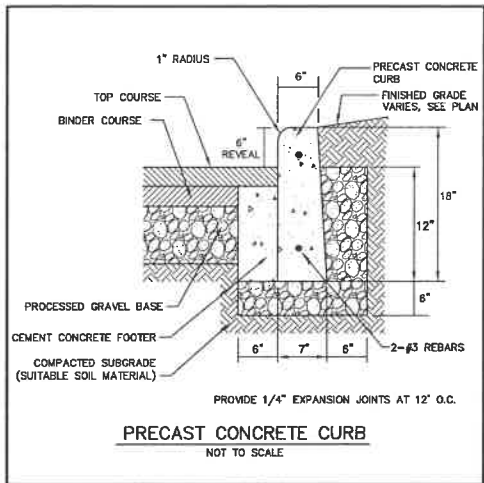
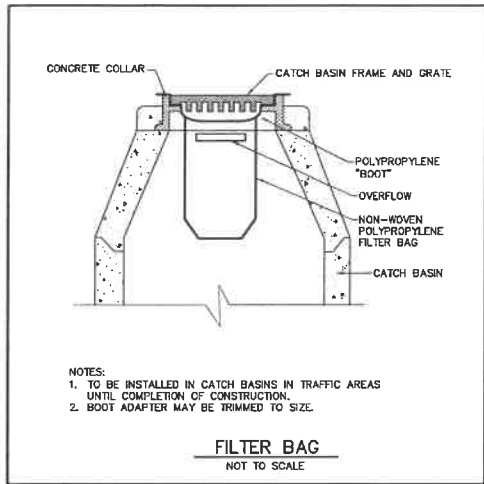
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SITE PREPARATION PLAN

B+T JOB NO.3216.00

B+T PLAN NO. 321600P002A-001

C2.1



FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.1.

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PREPARED FOR:

CHRISTOPHER KIDD & ASSOCIATES, LLC.

N48W16550 LISBON ROAD
MENOMONEE FALLS, WISCONSIN



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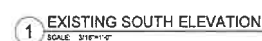
SCALE: AS NOTED DATE: JULY 28, 2020

SITE DETAILS

B+T JOB NO.3216.00

B+T PLAN NO.
321600P002A-003

C4.1



SCALE: 3/16" = 1'-0"

ARCHITECT
Christopher D. Kidd, AIA, AIA, AIA, RIBA
Massachusetts License # 30522
Expires: August 31, 2020



Christopher Kidd and Associates, LLC
ARCHITECTS ENGINEERS PLANNERS
1000 W. 16550 Lisbon Road Menomonee Falls, Wisconsin 53051-6830
Tel: 262.781.1000 Fax: 262.781.1001
www.christopherkidd.com

REGISTRATION # 001398470

Proposed Dialysis Clinic for:
FKC - Wellesley Dialysis
FKC Location #101050-1-DN-E-BO-2019
981 Worcester Street
Wellesley, Massachusetts 02482



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Drafted By:	JDW
Checked By:	BER
Date Drafted:	07/06/2020
Project #:	10254.04

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A3.1